



CITY OF
TUCSON

Case Number DDO-20-41
Date Accepted 7/1/20
T20SA00199

DESIGN DEVELOPMENT OPTION (DDO) APPLICATION For Landscaping/Screening Substitutions

This application must be filed at Planning and Development Services Department, Public Works Building, 3rd Floor, 201 North Stone Avenue, Tucson, Arizona. Call 837-4979 to schedule a submittal appointment. To be accepted for processing, the application must be complete, accurate, and legible and must be accompanied by the appropriate plans, documentation, and fees. Incomplete applications will not be accepted. Please make your check payable to the "City of Tucson."

PROPERTY INFORMATION

Project Address 2590 N. Alvernon Way DP# DP19-0284

Zone O-3 Proposed Use (Please be specific.) Administrative And Professional Office

Our Family's Mission is to Eliminate Homelessness and Strengthen Our Community.

Number of Existing Buildings 1 Number of Stories 1 Height of Structure(s) 24' Max

Size of Property 1.4 Acres - 60,988 S.F.

Property Tax Code(s) Commercial (1)

Property Legal Description A Parcel, Recorded in Docket 10774 At Page 3043, Located in the Southwest 1/4 of the Southwest 1/4 of Section 34, T. 13 S., R. 14 E., G. & S.R.M., Pima County, AZ

Mailing Address: Planning & Development Services Department
P. O. Box 27210
Tucson, AZ 85726-7210
Phone: (520) 837-4979
DSD_Zoning_Administration@tucsonaz.gov

Location: Public Works Building
201 N. Stone Ave

APPLICANT INFORMATION

APPLICANT/AGENT Name John Hucko, Landscape Architect
Address 5336 N. Stonehouse Pl.
Tucson, AZ 85750
Phone 520-400-8529 FAX N/A

OWNER Name Our Family Services, Inc.
Address 2590 N. Alvernon Way
Tucson, AZ 85712
Attn: Joan Hubele
Phone 520-322-1709 x419 FAX _____

ARCHITECT/
ENGINEER Name Seaver Franks Architects
Address 2552 N. Alvernon Way
Tucson, AZ 85712
Phone 520-795-4000 FAX _____

SIGNATURE OF OWNER

Joan Hubele 05/28/2020
Owner Date

SIGNATURE OF APPLICANT (if not owner)

John Hucko 5/28/20 Revised 6/26/20
Applicant Date

If you have already applied for any related processes, please list the case numbers (variance, HPZ, NPZ, rezoning, etc.)

MODIFICATION REQUESTED

Check the items that apply and indicate what is proposed instead, explaining why each request is being made. (Use additional sheets if necessary.)

☐ Street Landscape Border _____

☐ Interior Landscape Border (tree requirement) _____

☐ Street Frontage Screening _____

☐ Interior Perimeter Screening _____

☐ Vehicular Use Area Trees _____

☒ Other Landscaping or Screening Requirements _____

Allow the existing 6' Height Chain-link fence with white slats to remain and add 45- 5 Gal Texas Ranger -
Leucophyllum X "Heavenly Cloud" spaced at 5' on-center with irrigation in lieu of installing
a 5' height screen wall.

Explain how these DDOs will improve the design of the project. (Use additional sheets if necessary.)

Project Description: New construction of a 11,899 S.F. office building for Our Family Services on
the site of their existing facility. The old building is being demolished to make room for the new building.

The existing 6' ht. fence is already in place and is taller by 12" which provides more screening than
5' ht. screen wall requirement. Adding the shrubs will create the opacity required within two years.

The existing fence provides security and enclosure of their yards for the several adjacent residences.

The landscape plan incorporates 4 trees to be planted along the East property line - the trees are placed
to fill in gaps between the existing trees within the neighbor yards. There is currently 7 trees along the
property line on the residential side.

Permit Review Details

Permit: DP19-0284
Parcel: 110074110

Review Details

Addresses:
2590 N ALVERNON WY

Review Status: **Completed**

Show

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 entries

Search:

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
2/4/2020	SBEASLE1	START	PLANS SUBMITTED	Completed	None
2/25/2020	DJELLEN1	ZONING	REVIEW	Approved	None
3/3/2020	LOREN MAKUS	ENGINEERING	REVIEW	Reqs Change	PROVIDE A COMPLETED FLOODPLAIN USE PERMIT APPLICATION FOR REVIEW AND APPROVAL BEFORE THIS DP IS ISSUED.

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
3/3/2020	ANDREW CONNOR	LANDSCAPE	REVIEW	Reqs Change	<p>ADMINISTRATIVE MANUAL</p> <p>SECTION 2-10.0.0: LANDSCAPE PLAN REQUIREMENTS</p> <p>4.1 Identification and Descriptive Data</p> <p>A. All improvements and site information, such as adjacent rights-of-way and property lines, shown on the landscape plan will be identical in size and location to those shown on the base plan (site plan or tentative plat). Should amendments be required to the base plan through the review process, the same amendments will be made to the landscape plan which will then be resubmitted along with the base plan.</p> <p>7.6.5. SCREENING STANDARDS</p> <p>A. When Required</p> <p>Screening for individual land uses and zones must be provided as determined in Table 7.6.4-1 and in addition to the required landscape borders. Screening is not required between similar uses in accordance with Table 7.6.4-1.</p> <p>A 5' wall is required to screen office use from Residential use.</p> <p>Interior landscape buffer is also required.</p> <p>The site is within SECTION 4-02.0.0: FLOODPLAIN, WASH AND ERZ STANDARDS</p> <p>The following applies:</p> <p>Encroachment in Regulated Areas</p> <p>If the project proposes encroachment within the regulated areas, it shall conform to the following.</p> <p>1. Environmental Resource Report. Applicants are required to submit an Environmental Resource Report as defined in Section 11.4.6 of the UDC.. An application may request that an element listed below be waived or that the report address only a specified area where a full report is not applicable to the proposed encroachment. DSD may grant such waivers where the elements or full report are not required by code</p> <p>Ensure that Engineering comments are addressed prior to landscape section approval.</p> <p>Additional comments may apply</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
3/4/2020	SBEASLE1	ZONING- DECISION LETTER	REVIEW	Reqs Change	<p>RETURNED FOR CORRECTIONS NOTICE Your Next Steps: Resubmittal with a Comment Response Letter</p> <p>DESCRIPTION: SITE/GRADING - Our Family Svcs, demo existing building and build new building.</p> <p>PERMIT: DP19-0284 Thank you for including this number in Filedrop's "Project Description" field and on all correspondence. It speeds up service as our staff will quickly see who to forward the documents to for processing.</p> <p>PROJECT MANAGER: John.VanWinkle@Tucsonaz.gov or 837-5007</p> <p>FEE BALANCE: \$0 (zero) SEE REVIEWER'S COMMENTS and your submitted documents on PRO: www.tucsonaz.gov/pro (If information is not available, check back later after data transfers to PRO.) - Home page, left side, Activity Search, enter the Activity Number - Permits section, click on blue tab - Documents section, click on blue icon to the right of each document - Reviews section, click on Review Details</p> <p>YOUR NEXT STEPS: Submit the following items to the Filedrop - https://www.tucsonaz.gov/file-upload-pdsd 1) Comment Response Letter (your response to the reviewer's Requires Change comments) 2) Plan Set (all pages, full set) 3) Any other documents requested by review staff - Filedrop: In the Project Description field, enter the Activity/Permit Number - Name your 3rd submittal documents to start with the submittal number, for example: 3_Plan_Set</p> <p>Thank you. Sharon Beasley, Permit Specialist</p> <p>City of Tucson Planning and Development Services Attn: Permit Counter/Payments 201 N. Stone Avenue, 2nd Floor Tucson, AZ 85701 email: COTDSDPermits@TucsonAz.gov</p>

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Final Status

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 entries

Search:

Task End Date	Reviewer's Name	Type of Review	Description
3/4/2020	SBEASLE1	OUT TO CUSTOMER	Completed
3/4/2020	SBEASLE1	OUT TO CUSTOMER	Completed

Showing 1 to 2 of 2 entries

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Next

Parcel Number: 110-07-4110

Property Address

Street Number	Street Direction	Street Name	Location
2590	N	ALVERNON WY	Tucson

Contact Information

Property Owner Information:	Property Description:
OUR FAMILY SERVICES INC 2590 N ALVERNON WAY TUCSON AZ 85712-2402	W330' S235' N260' SW4 SW4 EXC W60' & E10 ' LOTS 7 & 8 1.40 AC SEC 34-13-14

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2020	COMMERCIAL (1)	18.0	\$367,625	\$564,515	\$932,140	\$932,140	\$167,785
2021	COMMERCIAL (1)	18.0	\$367,625	\$320,548	\$688,173	\$688,173	\$123,871

Property Information

Township:	13.0	Section:	34	Range:	14.0E
Map:		Plat:		Block:	
Tract:		Land Measure:	60,966.00F	Lot:	
Census Tract:	2901	File Id:	1	Group Code:	000
Use Code:	1511 (OFFICE BUILDING 1 STORY)			Date of Last Change:	8/15/2012

Sales Information (1)

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
19980511038	1	4/1998	Commercial/Industrial	\$567,450	\$567,450	N	X JAC DEED: Warranty Deed

Valuation Area

District Supervisor: SHARON BRONSON District No: 3				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
4	1111055 DEL	05011801	00000 DEL	9

Recording Information (1)

Sequence No.	Docket	Page	Date Recorded	Type
19980511038	10774	3042	4/14/1998	

Commercial Characteristics

Property Appraiser: Mark Baudendistel Phone: (520) 724-7458

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	8,474	\$446,970	\$0	\$320,548

Commercial Detail

SEQ-SECT	Const Year	Model / Grade	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1947	151/3	0000000	2,368	\$241,845	\$89,966	BUSINESS OFFICE
002-001	1971	151/3	0000000	3,184	\$354,063	\$167,932	BUSINESS OFFICE
003-001	1973	151/3	0000000	2,922	\$308,839	\$155,099	BUSINESS OFFICE
004-001	1970	101/3	0000000	0	\$919	\$331	COMMERCIAL YARD IMPROVEMENTS
005-001	1970	290/3	0000000	0	\$93,450	\$33,642	PARKING LOT

Permits (5)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T97PL00514	COTH ~ FINAL	05/14/1997	05/16/1997	TUC	\$0	0		07/19/2007			0
Description: GAS REPIPE											
T20CM00704	CNEW ~ ISSUED	04/30/2020		TUC	\$1,505,112	11,900					
Description: E - NEW OFFICE BUILDING											
T200T00202	COTH ~ FINAL	03/18/2020	03/18/2020	TUC	\$0	0					
Description: FUP FOR DP19-0284											
T20BU00016	CDMO ~ FINAL	01/15/2020	03/31/2020	TUC	\$4,524	0		02/21/2020	02/21/2020		0
Description: DEMO BUILDING											
T08EL01398	COTH ~ FINAL	07/25/2008	08/21/2008	TUC	\$0	0		08/24/2011	08/24/2011		0
Description: ELECTRIC CABINET											

Notes (3)

Created: 8/9/2012 Modified: 8/9/2012	CORP NAME CHANGE FROM NEW BEGINNINGS FOR WOMEN & CHILDREN INC TO OUR FAMILY SERVICES INC
Created: 11/9/2011 Modified: 11/9/2011	PER APEX CALCULATION ON 002-001 3034 TO 3184 SF. CORRECTED CCS. 2013N
Created: 2/15/2011 Modified: 2/15/2011	SEE DOCKET 12369-2386 FOR NAME CHANGE. REFER TO PARCEL 111-08-1860 FOR LETTER FROM NEW BEGINNINGS.

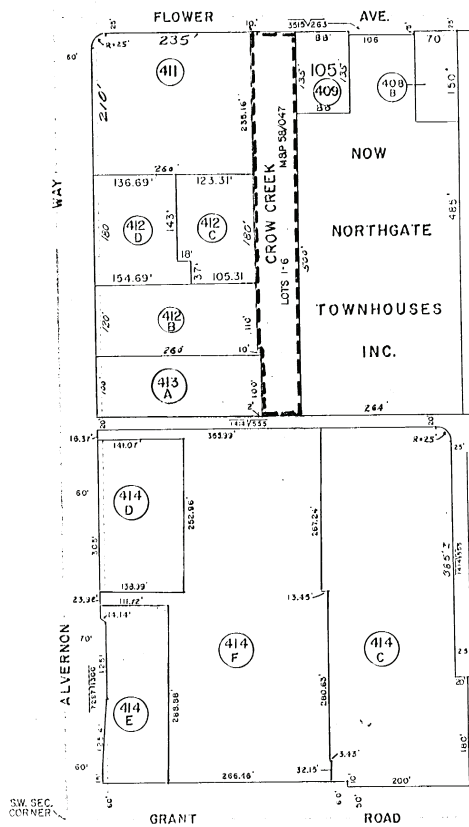
ASSESSOR'S RECORD MAP

110-07

SECTION 34, TOWNSHIP 13 SOUTH, RANGE 14 EAST

DETAIL 5 (W1/2,SW4,SW4)

PARLOR CODE
0150



C.O.T.
PROJECT

pina
county
0552550r

2005-2

188 BOX 07, PASS 015, R.J.

0 75 150 225 300
FEET

131424005
SCANNED

297(3)

M13143433



CITY OF
TUCSON

Planning and
Development
Services
Department
(PDSD)

Zoning
Administration
Division

JULY 8, 2020

NOTICE OF ZONING APPLICATION

SUBJECT: **DDO-20-41 Our Family Services Screening Substitution, 2590 N. Alvernon Way, O-3; Activity Number: T20SA00199**

Dear Property Owner:

The Planning and Development Services Department (PDSD) has received an application for a Design Development Option (DDO) for the property addressed **2590 North Alvernon Way, Tucson, AZ 85712**. A Design Development Option provides the ability to substitute (not delete) a certain landscape or screen requirement to a project. All other aspects of the proposed construction must fully comply with City Zoning and Building or Fire Codes and is not part of this process.

THE DDO REQUEST:

The applicant is proposing to demolish the existing building and replace it with a new 11,899 square foot office building for Our Family Services. The applicant is seeking zoning approval necessary to allow a substitution of screening materials along the east property line. If the DDO is approved, the **existing 6' tall chain-link fence with slats** will remain and **45 5-gal shrubs** will be provided along the **east** lot line in lieu of providing a **5' tall masonry wall**, all as shown on the submitted plans.

You are receiving this notice because County Assessor records identify you as an owner of property located within one-hundred (100') feet of the subject property, or you are listed as a contact person for the registered Neighborhood Association within the City of Tucson closest to the property that is being considered for a DDO request.

YOUR OPTIONS:

1. If you have no comments, concerns, or objections regarding this DDO request you may disregard this notice.
2. If you do have comments, concerns, or objections regarding this DDO request, and would like them to be considered before a decision is made on the request, please e-mail them to:

Email to: DSD_Zoning_Administration@tucsonaz.gov

All written comments, approvals, concerns or objections regarding this DDO request must be received by Planning and Development Services Department (PDSD) no later than **5:00 PM: JULY 22, 2020**. A final decision will then be made based on the application, the criteria for approval, and the comments received from the public input. See page 2 for full details of the decision process. If you have any questions concerning this DDO request, please contact: Mark Castro: (520) 837 4979 or Mark.Castro@tucsonaz.gov.

Para solicitar información de este caso en español, por favor comuníquese al (520) 791-5550 ó Mark.Castro@tucsonaz.gov, y proporcione el número de caso: DDO-20-41.

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SUBJECT: DDO-20-41 Our Family Services Screening Substitution, 2590 N. Alvernon Way, O-3; Activity Number: T20SA00199

DDO DECISION PROCESS INFORMATION

THE APPLICANT'S PROJECT

The applicant is proposing to demolish the existing building and replace it with a new 11,899 square foot office building for Our Family Services. See attached Case Property Location Map.

THE APPLICANT'S DDO REQUEST

Unified Development Code (zoning) regulations require a 5' tall masonry wall be provided along the east lot line. This request is for the following change(s) to that requirement:

- (1) DDO approval to allow along the **east** property line, the existing 6' tall chain-link fence with white slats to remain and provide 45 5-gal Texas Ranger – Leucophyllum X “Heavenly Cloud” shrubs spaced at 5' on-center with irrigation, in lieu of providing a 5' tall masonry wall, all as shown on the submitted plans.

You may view the submitted plans online at www.tucsonaz.gov/PRO. Select “Activity Search” and type in the activity number listed in the subject information. The activity number will come up in a blue box. Click on the blue box and the documents will show up. You will see what each file is under the document description. Click on each pdf to review.

THE APPLICABLE UNIFIED DEVELOPMENT CODE (UDC) REGULATIONS

Unified Development Code (UDC) Sections applicable to this project include, but are not limited to, the following: Section 4.7.15 and Table 4.8-3 which provide the criteria for development in the **O-3** zone; and Section 7.6, and Table 7.6.4-1 which provides the landscape and screening standards, and Sections 3.11.1.D.1 and 3.11.1.D.3 which provide the DDO regulations applicable to this screening substitution request.

ADDITIONAL DDO PROCESSING INFORMATION

Enclosed for your convenience is the “comment form”. You may complete the form, scan and then e-mail to **DSD_Zoning_Administration@tucsonaz.gov** or you may e-mail staff your own letter. The Director of PDSD will make a final decision on this DDO request within 10 days after the expiration of the public comment period listed on the first page. This decision will be mailed to you and parties of record. The decision to approve or deny a DDO request is based on the criteria or “findings” required by Section 3.11.1.D of the Unified Development Code. To be approved by Planning and Development Services Department (PDSD), a DDO request must meet all of the qualifications you find on Page 3.

PDSD WILL CONSIDER ONLY THOSE COMMENTS, APPROVALS, CONCERNS, OR OBJECTIONS THAT SHOW HOW THE DDO REQUEST COMPLIES WITH OR DOES NOT COMPLY WITH “THE CRITERIA OR FINDINGS FOR APPROVAL ON PAGE 3.

SUBJECT: **DDO-20-41 Our Family Services Screening Substitution, 2590 N. Alvernon Way, O-3; Activity Number: T20SA00199**

SECTION 3.11.1.D “FINDINGS FOR DDO APPROVAL”

1. General Findings for All Modification Requests

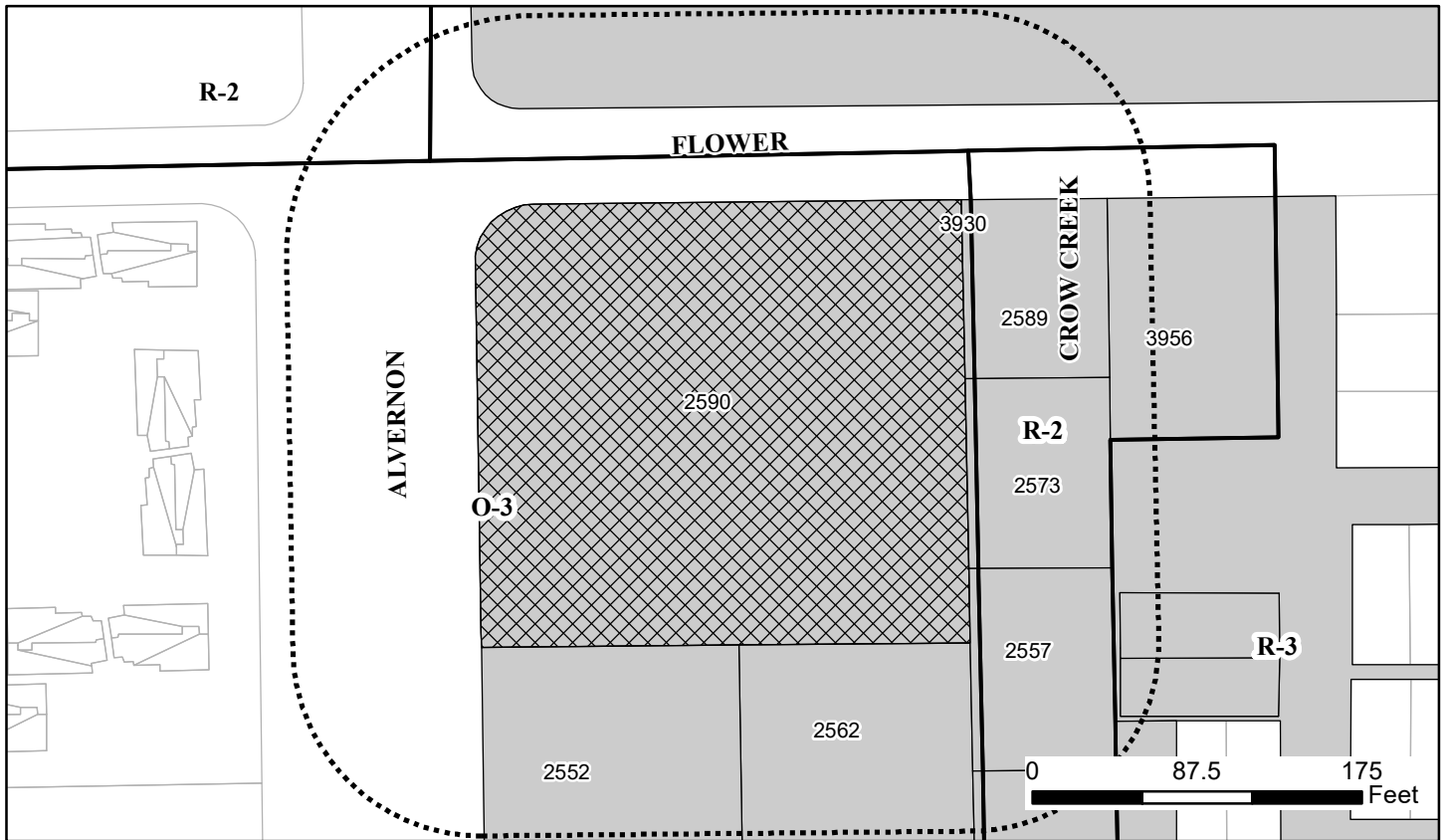
For all modification requests, the PDSD Director may approve a request only if the request meets all of the following findings:

- a. Is not a request previously denied as a variance;
- b. Does not modify a conditional requirement or finding to determine whether the use should be allowed in the zone;
- c. Is not to a condition of approval for a rezoning or Special Exception Land Use application;
- d. Does not modify a requirement of an overlay zone, such as, but not limited to, Scenic Corridor, Environmental Resource, Major Streets and Routes Setback, or Airport Environs;
- e. Does not result in deletion or waiver of a UDC requirement;
- f. The modification applies to property that cannot be developed in conformity with the provisions of this Chapter due to physical circumstances or conditions of the property, such as irregular shape, narrowness of lot, exceptional topographic conditions, or location.
- g. Does not create a situation where proposed development substantially reduces the amount of privacy that would be enjoyed by nearby residents any more than would be available if the development was built without the modification;
- h. Does not create a situation where proposed development will block visibility within the required visibility triangle on adjoining streets for either vehicular or pedestrian traffic;
- i. Does not create a situation where the proposed development will cause objectionable noise, odors, trespass lighting, or similar adverse impacts adjacent properties or development; and
- j. Does not create a situation where the development will result in an increase in the number of residential dwelling units or the square footage of nonresidential buildings greater than would occur if the development was built without the modification.

3. Specific Finding for Screening Modification Requests

For screening modifications, in addition to the findings in Section 3.11.1.D.1, the PDSD Director shall make a finding that the modification does not lower the height of a required screening device to a point where it does not accomplish its purpose.

Design Development Option DDO-20-41 at 2590 N ALVERNON WY



100 ft. Notification Area

Subject Property

Properties Notified

Ward 6

Township/Range: 1303 / 1402

Oak Flower NHA



This form is provided for your convenience so that your protest or approval on this Design Development Option (DDO) request (page 2) as stated in this letter may be properly and expeditiously recorded.

If you have no objection to the applicant's request, please check the DO NOT OBJECT box. If you do not fill out and return this form to the City it will be taken as a DO NOT OBJECT to applicant's request.

If you have an objection to the applicant's request, please check the PROTEST box. Please state your objection(s) according to the general and specific findings on page 3 at the bottom of this form.

Please make sure that you sign and date this form and e-mail to DSD_Zoning_Administration@tucsonaz.gov.

PLEASE PRINT

☐ DO NOT OBJECT to the applicant's request.

☐ PROTEST the applicant's request.

Reason: _____

Attach additional sheets if necessary

Owner's Signature: _____ Date: _____

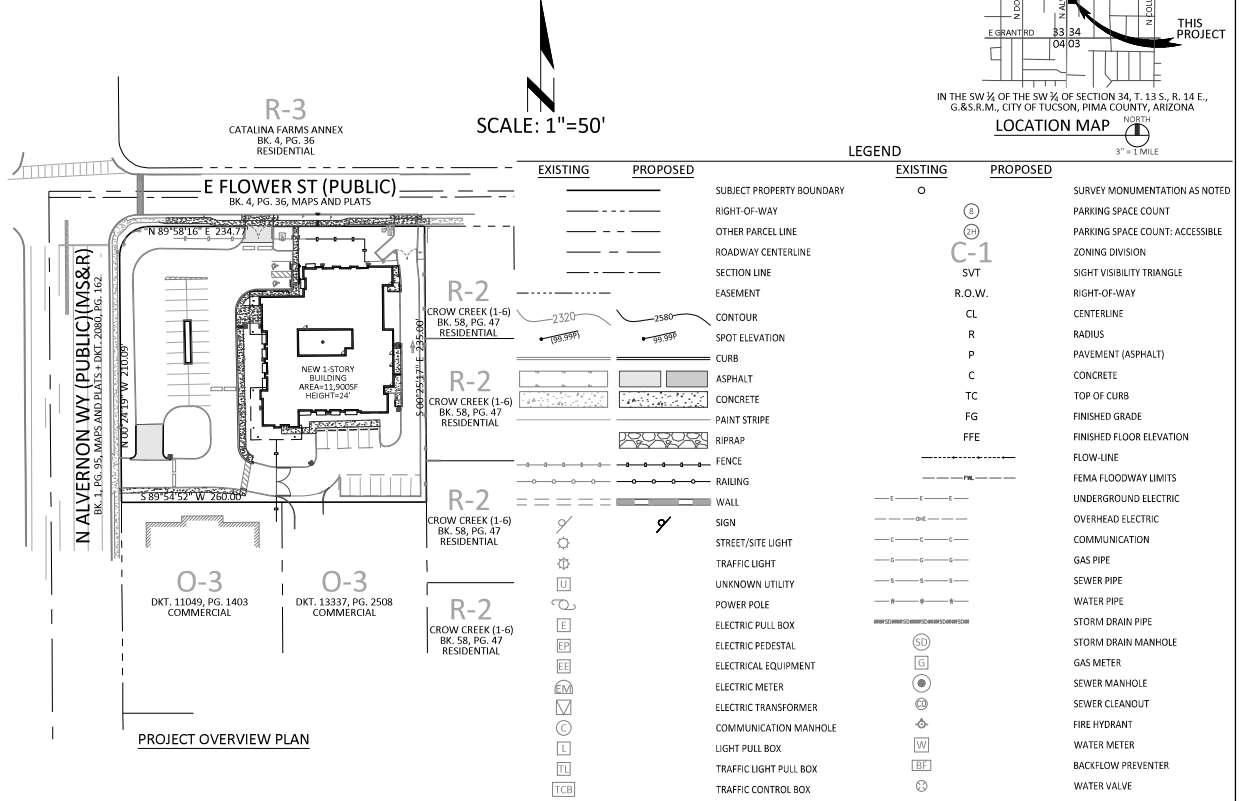
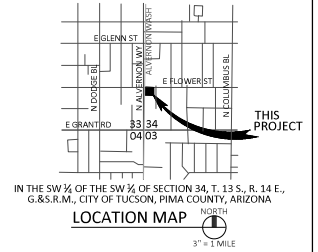
GENERAL NOTES

- OWNER/DEVELOPER:
OUR FAMILY SERVICES, INC
2590 NORTH ALVERNON WAY
TUCSON, AZ 85712
- THE EXISTING ZONING IS O-3, NO ZONING CHANGE REQUESTED FOR THIS PROJECT.
- THE EXISTING USE TO REMAIN IS ADMINISTRATIVE AND PROFESSIONAL OFFICE. THE OCCUPANCY IS TYPE B AND IS SUBJECT TO USE SPECIFIC STANDARDS 4.9.13.K.
- THE GROSS SITE AREA IS 60,988.6 SQUARE FEET, OR 1.40 ACRES.
- THE TOTAL BUILDING GFA IS 11,900 SF. EXISTING BUILDING IS 2,937 SF. NEW EXPANSIONS ARE 9,233 SF.
- THE TOTAL ON-SITE DISTURBED AREA FOR THIS DEVELOPMENT IS APPROXIMATELY 15,300 SF. THE TOTAL OFF-SITE DISTURBED AREA IS APPROXIMATELY 0 SF.
- THE ASSESSOR'S PARCEL NUMBER(S) FOR THIS PROJECT IS 110-07-4110.
- THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD THE CITY OF TUCSON, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS SITE PLAN AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
- DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS SITE PLAN.
- NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH SEC. 10-01.5.0, SIGHT VISIBILITY, OF THE TECHNICAL STANDARDS MANUAL.
- ANY RELOCATION, MODIFICATION, ETC., OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- ON-SITE SANITARY SEWERS ARE EXISTING AND PRIVATE AND WILL CONTINUE TO BE OPERATED AND MAINTAINED ON A PRIVATE BASIS. NO NEW SEWERS ARE PROPOSED.
- ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991-140, OR AS AMENDED).
- MAINTENANCE AND OPERATION OF THE PROPOSED PRIVATE SANITARY SEWER TO ITS POINT OF CONNECTION TO THE EXISTING PUBLIC SANITARY SEWER IS THE RESPONSIBILITY OF EACH AND EVERY PROPERTY OWNER WITHIN THIS DEVELOPMENT.
- A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
- ACCESSIBLE STANDARDS MUST BE MET PER 2012 IBC, CHAPTER 11, AND 2009 ICC A117.1.
 - PROVIDE A PERMANENTLY POSTED METAL SIGN CONFORMING TO TUCSON CODE SECTION 20-222, THE INTERNATIONAL HANDICAP SYMBOL PAINTED IN THE SPACE, AND AN ACCESSIBLE AISLE AT 2% MAXIMUM SLOPE LEADING TO ADJACENT SIDEWALK AT EACH ACCESSIBLE PARKING SPACE. SAID METAL SIGN SHALL INCLUDE THE "INTERNATIONAL SYMBOL OF ACCESS" AND BOTTOM OF SIGN SHALL BE LOCATED 7" ABOVE THE PARKING SURFACE. VAN ACCESSIBLE PARKING SPACES SHALL HAVE AN ADDITIONAL SIGN MOUNTED BELOW THE "INTERNATIONAL SYMBOL OF ACCESS" IDENTIFYING THE SPACE AS "VAN ACCESSIBLE".
 - THE MINIMUM WIDTH OF THE HANDICAP ACCESSIBLE ROUTE SHALL BE 36", THE MAXIMUM SLOPE SHALL BE 8.33% AT RAMPS (6" MAXIMUM RISE) AND 5% ELSEWHERE WITHOUT HANDRAILING AND WITH HANDRAILING WHERE GREATER THAN 5%. THE MAXIMUM CROSS SLOPE SHALL BE 2%. NO LEVEL CHANGES OR STEPS SHALL BE PERMITTED ALONG THIS ROUTE.

GENERAL NOTES (cont.)

- DIMENSIONAL STANDARDS PER U.D.C. SEC. 6.3 FOR O-3 ZONING:
RESIDENTIAL DENSITY CALCULATION: N/A
SITE COVERAGE CALCULATION: N/A
MAXIMUM BUILDING HEIGHT = 40'
ACTUAL BUILDING HEIGHT = 24' (MAX.)
BUILDING SETBACKS:
NORTH (STREET)* - 1.5H+25.5' 36'
EAST - 0.75H+18' 26.9' MIN.
SOUTH - 0.75H+18' 45.3' MIN.
WEST (STREET)** - H+24' 118.6' MIN.
*MEASURED FROM PROPERTY LINE
**MEASURED FROM BACK OF EXISTING CURB
- PARKING REQUIREMENTS:
MOTOR VEHICLE: 1 SPACE PER 300 GFA
TOTAL REQUIRED = 11,900/300
TOTAL PROVIDED = 41 SPACES
ACCESSIBLE SPACES REQUIRED = 2 SPACES
ACCESSIBLE SPACES PROVIDED = 2 SPACES
BICYCLE PARKING:
SHORT TERM: 1 SPACE PER 20,000 GFA (2 MIN.)
TOTAL REQUIRED = 11,900/20,000
TOTAL PROVIDED = 2 SPACES
LONG TERM: 1 SPACE PER 6,000 GFA (2 MIN.)
TOTAL REQUIRED = 11,900/6,000
TOTAL PROVIDED = 2 SPACES
*LONG-TERM SPACES ARE PROVIDED WITHIN THE BUILDING.
SEE BICYCLE HANGER DETAIL H, SHEET 6.
LOADING ZONES REQUIRED = 0 SPACES
LOADING ZONES PROVIDED = 0 SPACES
- AN EXISTING FREESTANDING MONUMENT SIGN IS PROVIDED AND IS TO BE DEMOLISHED WITHIN THIS DEVELOPMENT. NO PARKING AREA LIGHTING IS EXISTING OR PROPOSED.
- MAIL SERVICE TO BE LOCATED INSIDE THE BUILDING.
- WASTE STREAM CALCULATION:
PER TSM 8-01.8.0 THIS SITE PRODUCES APPROXIMATELY 15.82 TONS OF SOLID WASTE PER YEAR (EQUATING TO 203 GALLONS PER WEEK). A MINIMUM OF 1.0 CUBIC YARDS (TOTAL) OF TRASH WILL BE REQUIRED TO BE REMOVED FROM THE SITE EACH WEEK.
THIS IS CURRENTLY ACCOMPLISHED BY ONE 6-CUBIC-YARD TRASH BIN AND ONE 6-CUBIC-YARD RECYCLING BIN BEING PICKED UP ONCE PER WEEK.
- THE PROJECT IS DESIGNED TO MEET THE OVERLAY ZONE CRITERIA FOR LDC SEC. 5.4, MAJOR STREETS AND ROUTES SETBACK ZONE (MS&R).
- SITE EXPANSION CALCULATION:
AREA OF EXISTING BUILDINGS = 8,437 SF
AREA OF EXISTING STRUCTURES BEING REMOVED = 8,437 SF
AREA OF NEW BUILDINGS = 11,900 SF
EXPANSION PERCENTAGE = (11,900-8,437)/8,437 = +41.0%
AREA OF EXISTING PAVEMENT = 27,370 SF
AREA OF EXISTING PAVEMENT BEING REMOVED = 568 SF
AREA OF NEW PAVEMENT = 1,047 SF
EXPANSION PERCENTAGE = (1,047-568)/27,370 = +1.8%
- ALL PROPOSED SIGNS WILL BE APPROVED PER A SEPARATE PERMIT.
- THE COMMUNICATION FACILITIES EASEMENT RECORDED IN DKT. 7698, PG. 756 APPLIES TO THIS PROJECT.
- THIS PROPERTY IS AFFECTED BY FLOODPLAIN AND A FLOODPLAIN USE PERMIT IS REQUIRED.

DEVELOPMENT PACKAGE for
OUR FAMILY SERVICES



LEGEND		EXISTING	PROPOSED
SUBJECT PROPERTY BOUNDARY		O	B
RIGHT-OF-WAY			(20)
OTHER PARCEL LINE			C-1
ROADWAY CENTERLINE			SVT
SECTION LINE			R.O.W.
EASEMENT			CL
CONTOUR			R
SPOT ELEVATION			P
CURB			C
ASPHALT			TC
CONCRETE			FG
PAINT STRIPE			FFE
RIPRAP			
FENCE			
RAILING			
WALL			
SIGN			
STREET/SITE LIGHT			
TRAFFIC LIGHT			
UNKNOWN UTILITY			
POWER POLE			
ELECTRIC PULL BOX			
ELECTRIC PEDESTAL			
ELECTRICAL EQUIPMENT			
ELECTRIC METER			
ELECTRIC TRANSFORMER			
COMMUNICATION MANHOLE			
LIGHT PULL BOX			
TRAFFIC LIGHT PULL BOX			
TRAFFIC CONTROL BOX			
SURVEY MONUMENTATION AS NOTED			
PARKING SPACE COUNT			
PARKING SPACE COUNT: ACCESSIBLE			
ZONING DIVISION			
SIGHT VISIBILITY TRIANGLE			
RIGHT-OF-WAY			
CENTERLINE			
RADIUS			
PAVEMENT (ASPHALT)			
CONCRETE			
TOP OF CURB			
FINISHED GRADE			
FINISHED FLOOR ELEVATION			
FLOW-LINE			
FEMA FLOODWAY LIMITS			
UNDERGROUND ELECTRIC			
OVERHEAD ELECTRIC			
COMMUNICATION			
GAS PIPE			
SEWER PIPE			
WATER PIPE			
STORM DRAIN PIPE			
STORM DRAIN MANHOLE			
GAS METER			
SEWER MANHOLE			
SEWER CLEANOUT			
FIRE HYDRANT			
WATER METER			
BACKFLOW PREVENTER			
WATER VALVE			

SHEET INDEX

- COVER SHEET
- NOTES
- SITE PLAN
- GRADING + DRAINAGE PLAN
- UTILITIES + EASEMENTS PLAN
- DETAILS
- LANDSCAPE PLAN
- IRRIGATION PLAN
- LANDSCAPE - IRRIGATION DETAILS

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
1				OUR FAMILY SERVICES, INC 2590 NORTH ALVERNON WAY TUCSON, ARIZONA 85712 ATTN: JOAN HUBBLE PH: (520) 323-1708 E: info@ourfamilyservices.org
2				SITE ADDRESS 2590 NORTH ALVERNON WAY TUCSON, ARIZONA 85712

CYPRESS CIVIL DEVELOPMENT

2030 east speedway boulevard suite #110
tucson, arizona 85719
ph: 520.499.2456
e: info@cypresscivil.com

ARCHITECT
SEAVER FRANKS ARCHITECTS AIA
2402, 2552 NORTH ALVERNON WAY
TUCSON, ARIZONA 85712
ATTN: RICHARD HUGH
PH: (520) 795-4000
E: richhugh@seaverfranks.com

LANDSCAPE ARCHITECT
JOHN HUCKO, LANDSCAPE ARCHITECT, LLC
5345 NORTH STONEHOUSE PLACE
TUCSON, ARIZONA 85750
PH: (520) 400-8529
E: jhucko789@comcast.net

A PARCEL RECORDED IN DOCKET 10774 AT PAGE 3945 LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, T.13 S., R.14 E., G.&S.R.M., PIMA COUNTY, AZ

DEVELOPMENT PACKAGE for
OUR FAMILY SERVICES
cover sheet

DP 19-0284
1 of 9



N ALVERNON WAY (PUBLIC) (MS&R)
BK. 1, PG 95 MAPS AND PLATS + DKT. 2080, PG. 162

10' WIDE
LANDSCAPE
BORDER
30" HT.
LANDSCAPE
SCREEN

LANDSCAPE BORDERS

ALVERNON WAY
10' Wide Landscape Border

Length of street frontage = 210' L.F. - 2,100 S.F.
50% Coverage = 1,050 S.F. Required
No. Canopy trees required = 6
No. Canopy trees provided = 4 - Existing - 2 New
No. shrubs required = 42
No. shrubs provided = 10 - Existing 32 - New

FLOWER STREET
10' Wide Landscape Border

Length of street frontage = 234' L.F. - 2,340 S.F.
50% Coverage = 1,170 S.F. Required
No. Canopy trees required = 7
No. Canopy trees provided = 4 - Existing
No. shrubs required = 46
No. shrubs provided = 20 Existing - 26 New

EAST PROPERTY LINE

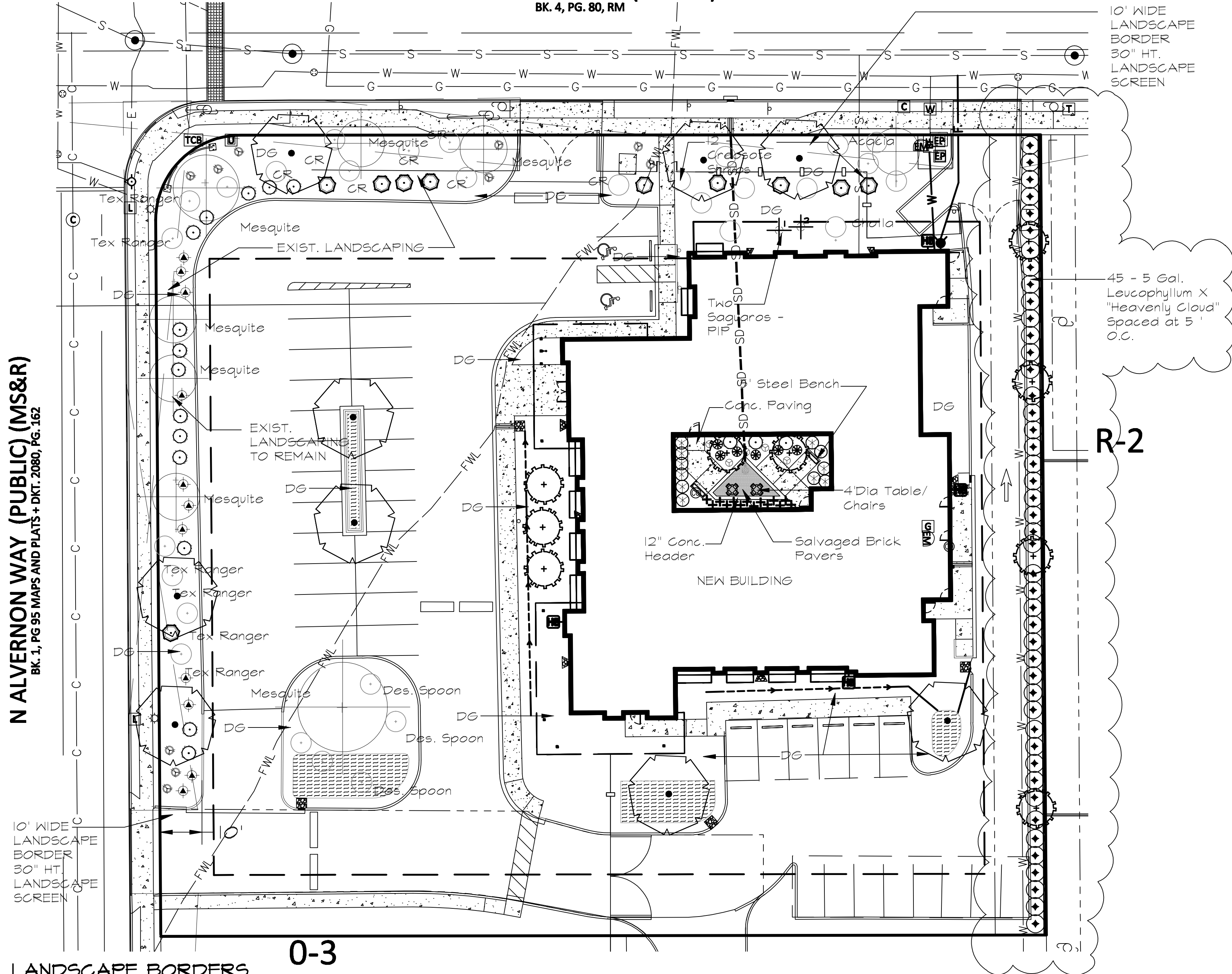
INTERIOR LANDSCAPE BORDER

Length 234' L.F.
5' Height Masonry Screen Wall
No. Canopy trees required = 7
No. Canopy trees provided = 4 along property line
3 provided elsewhere on site

Two working days before you dig,
CALL FOR THE BLUE STAKES!
1-800-782-5348
1-800-STAKE-IT
Blue State Center



E FLOWER STREET (PUBLIC) BK. 4, PG. 80, RM



SIGHT VISIBILITY TRIANGLES

Site visibility triangles: Materials within site visibility triangles shall be placed so as not to interfere with a visibility plane described by two horizontal lines located 30 inches and 72 inches above finish grade. All shrub heights in SVT's shall be maintained below 30" and tree canopy's shall be maintained above 72" height

PARKING LOT TREE CALCULATIONS:

The canopy trees must be evenly distributed throughout the vehicular use area. Every parking space shall be located within forty (40) feet of the trunk of a canopy tree (as measured from the center of a tree trunk).
21 Spaces Required = 21 Provided

INERT GROUNDCOVERS:

Granite Mulch shall be placed in all landscape areas including all parking lot islands, landscape areas and non-paved areas including between sidewalk and Tanque Verde Rd. curb

DG Decomposed Granite: 1" Minus - Apache Brown - 2" Depth

GM Granite Mulch 1" - 3" Mix - Apache Brown - 3" Depth
Rock shall be angular, fractured rock material

Pre-Emergent Herbicide: All landscape areas shall be treated with Surflan per-emergent herbicide or approved equal. Herbicide shall meet all applicable local, State and Federal environmental and labeling laws. Under no circumstances shall a soil sterilant be used on the site. Submit specification to Owners Representative for review and approval prior to application. Apply herbicide per manufacturer's recommendations.

All Decomposed Granite and rock Granite Mulch areas shall be watered settled. Wash off all boulders at completion

JOHN HUCKO - LANDSCAPE ARCHITECT
5236 N. STONEHOUSE PL.
TUCSON, ARIZONA 85750
P: (520) 400.8529
E: jhucko789@comcast.net
PROJECT NO: 19-31 DATE: 03/11/20

PLANT LEGEND

PLANT	BOTANICAL NAME	SIZE:	GPH:
	COMMON NAME:		
SYMBOL	TREES:		
	Acacia aneura	15 Gal.	8
	Mulga		
	Cercidium hybrid "Desert Museum"	15 Gal.	12
	Desert Museum Palo Verde		
	Existing Trees		

LANDSCAPE NOTES

- Prior to plant pit excavation all plants shall be located in the field with flagging or stakes and approved by Landscape Architect or Owner's Representative.
- All plants shall be nursery grown unless otherwise noted. Plants shall be healthy, well formed and well branched, vigorous, symmetrical and free from pests and diseases. They shall conform in quality and size to the American Nursery Stock and the Arizona Nursery Association Growers committee recommended tree specifications. Plant materials shall be protected adequately during transport and delivery. Contractor to assure all plants are adequately watered while on site.
- Trees shall be staked per detail.
- All plant pits shall drain at a minimum rate of 6" per 2 hours. Plant pits in caliche shall be deepened to a sufficient depth to meet the 6" per 2 hour minimum.
- Soil conditioner/compost shall meet PAS Standard Specification 805-2.07 Soil Conditioner. Submit Laboratory analysis to Landscape Architect / Owners Representative for review and approval prior to use.
- Fertilizer - Slow release tablets, Agriform 20-10-5 slow release, 21 gram tablets or approved equal for trees and shrubs. Agricultural gypsum (c) Powdered soil sulfur (85-95% pure soil sulfur). Fertilizers shall be delivered to the site in un-opened containers, each fully labeled and bearing the name or trademark and warranty of the producer. Submit product specifications for review and approval by Owner's Representative.
- Plant pit backfill mix shall consist of 85% site soil and 15% soil conditioner/compost. Site soil shall be mixed with six (6) pounds of agricultural gypsum and one (1) pound of powdered soil sulfur for each cubic yard of backfill mix. The backfill mix shall be an homogenous blend of the required materials. Place one (1) Agriform tablet for each 1-gallon plant, two (2) tablets each for 5 - gallon plants and three (3) tablets for trees. Evenly distribute tablets around the plant rootball in the backfill mix.
- Backfill mix shall well worked about the rootball and settled by tamping and watering and be at the required finish grade as shown for water-harvesting basins.
- The Contractor shall at all times keep the area of his work in a neat and orderly condition, insofar as the storage of material and the removal of dirt and debris caused by his work operations, cleaning up of debris, etc. shall be explicitly followed. Upon completion of work the Contractor shall thoroughly clean all paving, walls, curbs boulders, etc. by sweeping area and washing the area with water from a pressurized hose.

PLANT LEGEND

SHRUBS & ACCENTS	SIZE:	GPH:
Luecophyllum frutescens "Compacta" Compact Texas Ranger	5 Gal.	2
Agave geminiflora	5 Gal.	2
Salvia greggii "Sierra Linda" Autumn Sage	1 Gal.	2
Ermaphila maculata "Brevifolia" Red Valentine Bush	5 Gal.	2
Salvia cleavlandii Chaparral Sage	1 Gal.	2
Aloe X Blue Elf Aloe	1 Gal.	2

GROUNDCOVERS

Sierra capitata Sierra Gold	1 Gal.	2
Lantana species Gold Lantana	1 Gal.	2

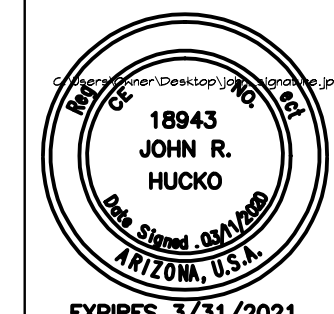
GENERAL LANDSCAPE NOTES

- Existing Zoning is O-3
- The Gross Area of the site is 1.40 acres, 60,998 S.F. The Site has been previously developed.
- Depress all landscape areas 4"-6" in depth for passive water harvesting
- Shrubs used to satisfy Landscape Border requirements will not be smaller than 5 gallon size. They will be aligned, grouped or clustered to provide interest and continuous screening at maturity.
- All plant materials will be selected from the approved City of Tucson Plant List.
- An automatic drip irrigation system will be installed to irrigate all planting
- Any plant material in areas requiring landscaping that does not survive will be replaced with an equivalent size and species within 30 days.
- Landscape maintenance will be provided including watering, pruning, mulching, weeding, and fertilizing. Per the City of Tucson Land Use Code, all required landscaping, irrigation, and site improvements will be maintained. The property owner is responsible for proper and adequate landscaping as required by the LUC.
- Wall shall be sealed with Anti-Graffiti sealer Graffiti shall be removed within 72 Hours

DDO APPLICATION 7-1-20

LANDSCAPE PLAN

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				OUR FAMILY SERVICES 2590 NORTH ALVERNON WAY TUCSON, ARIZONA 85712 ATTN: MS. JOAN HUBELE, CFO PH: (520) 323-1708 E: info@ourfamilyservices.org
				SITE ADDRESS 2590 NORTH ALVERNON WAY TUCSON, ARIZONA 85712



CYPRESS PROJECT NO: 19.129
2030 east speedway boulevard
suite #110
tucson, arizona 85719
ph: 520.499.2456
e: kmhall@cypresscivil.com

CYPRESS
CIVIL DEVELOPMENT
Strength + sustainability

A PORTION OF LAND LOCATED WITHIN
THE NE 1/4 OF SECTION 9, T.14S., R.14E.,
G.&S.R.M., CITY OF TUCSON, PIMA
COUNTY, ARIZONA

DEVELOPMENT PACKAGE for
OUR FAMILY SERVICES

DP19-0284

7
of
9

MAY 29, 2020

OUR FAMILY SERVICES
2590 N. ALVERNON WAY
TUCSON ARIZONA 85712

DP19-0284
PARCEL # 110074110

DESIGN DEVELOPMENT OPTION APPLICATION – SITE PHOTOS



PHOTO #1
VIEW FROM SE CORNER OF SITE LOOKING NORTH



PHOTO #2
VIEW FROM SW CORNER OF SITE LOOKING EAST



PHOTO #3
VIEW FROM NW CORNER OF SITE LOOKING EAST



PHOTO #4
VIEW FROM NE CORNER OF SITE LOOKING SOUTH